PRELIMINARY PLAT OF SILER RIDGE FOR D.R. HORTON

LEGAL DESCRIPTION

THAT PORTION OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE

LYING NORTHEASTERLY OF UNION HILL COUNTY ROAD, AS ESTABLISHED BY EASEMENT RECORDED UNDER RECORDING NO. 2932642.

THAT PORTION OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER LYING NORTH OF THE CENTERLINE OF THE UNION AS THE SAME EXISTED ON NOVEMBER 20, 1946.

GOVERNMENT LOT 1 IN SECTION 18, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,

EXCEPT THAT PORTION THEREOF LYING WITHIN AMES LAKE-CARNATION ROAD NORTHEAST AS ESTABLISHED BY EASEMENT RECORDED UNDER RECORDING NO. 1514826.

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0180836-16 SECOND COMMITMENT DATED AUGUST 13. 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. CORE DESIGN INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND
- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 26, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2020.
- 3. PROPERTY AREA = $12,870,338\pm$ SQUARE FEET (295.4623± ACRES).
- 4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL
- 5. CONTOUR INTERVAL = 2 FEET.
- 6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON FOR DEVELOPMENT AREAS IS GENERATED FROM TO WITHIN ONE-HALF THE CONTOUR INTERVAL
- ELEVATION AND/OR CONTOUR INFORMATION FOR PORTIONS OF THE SITE OUTSIDE OF DEVELOPMENT AREAS IS FROM PUBLICLY AVAILABLE RESOURCES.
- 8. THIS SURVEY IS PRELIMINARY IN NATURE AND SHOULD NOT BE USED FOR DESIGN PURPOSES WITHOUT INDEPENDENT CONFIRMATION OF THE BOUNDARY AND/OR TOPOGRAPHIC INFORMATION SHOWN HEREON.
- 9. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- 10. THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 11. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

EXCEPTIONS CONTAINED IN TITLE

- 1. THIS SITE IS SUBJECT TO RESERVATIONS OF COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHT TO EXPLORE FOR THE SAME AS CONTAINED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 3699293. (NOTHING TO PLOT)
- 2. THIS SITE IS SUBJECT TO A ROADWAY EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 36699294. (SHOWN HEREON)
- 3. THIS SITE IS SUBJECT TO RESERVATIONS OF COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHT TO EXPLORE FOR THE SAME AS CONTAINED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 3699294. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO A ROADWAY EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5089753. (SHOWN HEREON)
- 5. THIS SITE IS SUBJECT TO RESERVATIONS OF COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHT TO EXPLORE FOR THE SAME AS CONTAINED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5089753. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINE, NOTES, STATEMENTS, AND OTHER MATTERS, IF ADJACENT ZONING: ANY AS SET FORTH ON BOUNDARY SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9602159005. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES AS DISCLOSED BY INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NUMBERS 9901150609. 20040414002865. 20041201000040. 20060126001770. AND 20101201000378. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO ANY QUESTIONS OR CLAIMS ARISING BY REASON OF ANY UNCERTAINTY IN THE TRUE LOCATION OF UNION HILL ROAD.

BASIS OF BEARINGS

BETWEEN THE W 1/4 CORNER OF SEC. 12 AND THE S 1/4 CORNER OF SEC. 13 PER REF. 1 AND ROTATED TO STATE PLANE PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

BOUNDARY SURVEY BY BAIMA & HOLMBERG INC. RECORDED IN BOOK 107 OF SURVEYS, PAGES 263 THROUGH 265, UNDER KING COUNTY RECORDING NUMBER 9602159005

11241 SLATER AVE NE, SUITE 200

KIRKLAND, WASHINGTON 980.3.3

CONTACT: KATHERINE ORNI

(425) 485-1590

VERTICAL DATUM

NAVD88 PER GNSS OBSERVATIONS USING WSRN (WASHINGTON

STATE REFERENCE NETWORK) CORRECTIONS. HORIZONTAL DATUM

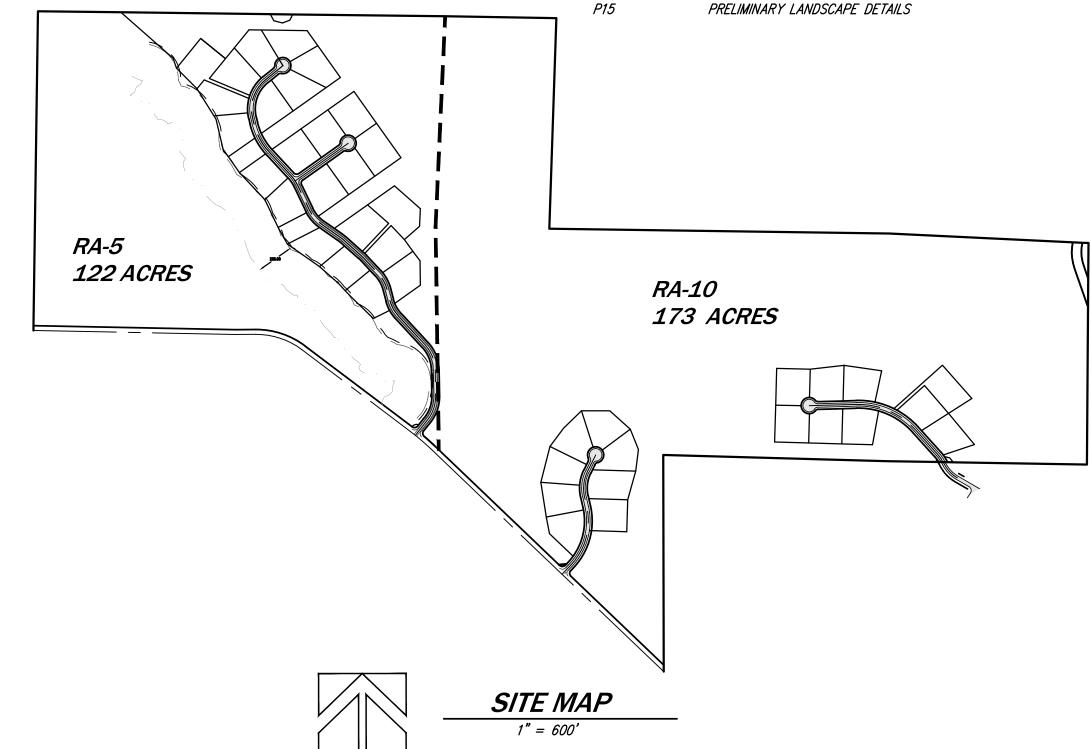
NAD83(2011) PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

OWNER

EVERGREEN STATE TREE FARMS 27822 NE AMES LK RD REDMOND. WA 98053 206-790-5263 CONTACT: PETE HAYES (CB BAIN)

SHEET INDEX **APPLICANT**

COVER SHEET TOPOGRAPHIC SURVEY P07-P08 PRELIMINARY PLAT PRELIMINARY GRADING AND UTILITIES PRELIMINARY DETENTION POND SECTIONS COMPOSITE LANDSCAPE PLAN PRELIMINARY LANDSCAPE ENLARGEMENT PLANS PRELIMINARY LANDSCAPE NOTES AND SCHEDULE



SITE STATISTICS

SITE AREA PROPOSED USE NUMBER OF LOTS AVERAGE LOT SIZE EXISTING ZONING PERMITTED DENSITY PROPOSED DENSITY

DEDICATED R-O-W

CRITICAL/ OP.SP./ STORM TRACT (TRACT A) RECREATION SPACE REQUIRED

SANITARY SEWER PROVIDER WATER DISTRICT SCHOOL DISTRICT

FIRE DISTRICT ELECTRICITY PROVIDER NATURAL GAS PROVIDER

12,850,687± SF (295 ACRES) DETACHED - SINGLE FAMILY

46,236 S.F. (PROPOSED LOTS) RA-5, RA-10 1.0 D.U. / 5 AC. & 1.0 D.U. / 10 AC. 0.14 D.U./ACRE (41/295 AC)

422,403 S.F. 10,687,104 S.F.

N/A INTERIOR - 10', STREET - 30'

SOUTH:

EAST:

RIVERVIEW KC FPD 34, 45, 10 TANNER ELECTRIC PUGET SOUND ENERGY

N/A SEPTIC SAMMAMISH PLATEAU & AMES LAKE

RA-5 & RA-10 WEST: RA-5

RA-5

RA-5 & RA-10

DENSITY CALCULATIONS

12.850,687± SF (295 ACRES) GROSS AREA OF PROPERTY: 122AC RA-5 173AC RA-10

BASE DENSITY: 0.20/AC IN RA 5 0.10/AC IN RA 10

ALLOWABLE DWELLING UNITS 41 (24.4 + 17.3)

TAX PARCEL / SITE ADDRESS

TAX PARCEL NUMBERS:

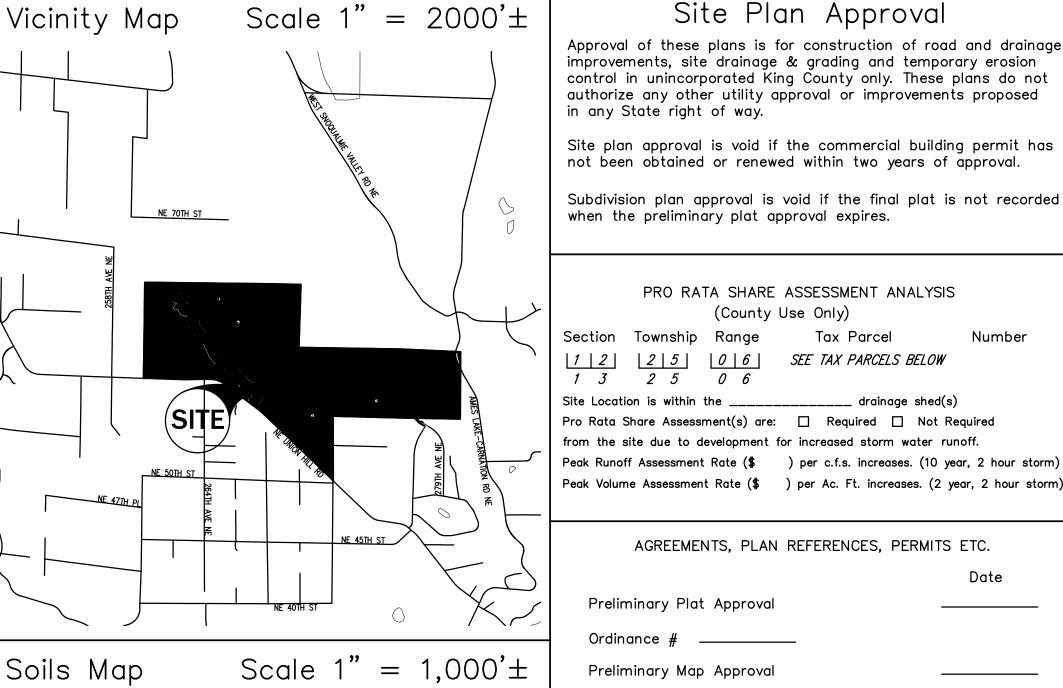
122506-9051; -9050; -9091; -9049; -9013; 9030; 132506-9005: -9089: -9088: -9090: -9001: *-9087: 182507-9006: -9095*

SITE ADDRESS: ± 264XX UNION HILL ROAD REDMOND. WA

PLANNER/ENGINEER/ SURVEYOR/LANDSCAPE ARCHITECT

CORE DESIGN INC. 12100 NE 195TH ST, SUITE 300 BOTHELL, WA 98011 425-885-7877

CONTACT: CRAIG KRUEGER, AICP - PLANNER PRESTON LONGONI, P.E. - ENGINEER KEN SHIPLEY, P.L.S. - SURVEYOR LINDSEY SOLORIO, P.L.A. - LANDSCAPE ARCHITECT



Soils Map



Police-Fire-Rescue

RECOMMENDED FOR APPROVAL

Emergency

Site Plan Approval

Approval of these plans is for construction of road and drainage

Site plan approval is void if the commercial building permit has

Subdivision plan approval is void if the final plat is not recorded

not been obtained or renewed within two years of approval.

PRO RATA SHARE ASSESSMENT ANALYSIS

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.

SEE TAX PARCELS BELOW

(County Use Only)

when the preliminary plat approval expires.

improvements, site drainage & grading and temporary erosion

in any State right of way.

Section Township Range

Preliminary Plat Approval

Preliminary Map Approval

Construction Permits Received

Ordinance #

Sanitary Sewer

Gas Company

Power Company

	RECOMMENDED FOR ALL ROVAL				
Date					
		Engineer Plan Reviewer			
		Engineer Supervisor			
		Lingineer Supervisor			
		Traffic & Planning Engineer			
		King County Conservation District			
		Materials Engineer			
		Other			

APPROV	7E 1	D FO	λR	CON	JSTRIIC	TION
ALLIVO	נונג		710	COI	1011100	11011
DEPARTMENT	OF	LOCAL	SER	VICES,	PERMITTING	DIVISION

Date	Signature	

Name

1-800-424-5555 DIAL-A-DIG

Phone

Notes	

1. The Developer is required to notify the Land Use Services Division, Land Use Inspection Section, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection A. Installing of siltation and erosion control measures

Notice Required

Contractors shall notify operators who maintain underground utility lines in

not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers

of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as

the area of proposed excavation or blasting at least two business days, but

B. Clearing and grubbing C. Earthwork D. Installation of any underground utility

SAMMAMISH PLATEAU & AMES LAKE

Water District

Gas Company

TANNER ELECTRIC

Call Before You Dig

Power Company

PUGET SOUND ENERGY

- E. Before placing subbase, base or paving surface F. Installation of any forms or placing any concrete
- 2. A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
- 3. A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount Performance Bond Amount

11241 SLATER AVE NE, SUITE 200, KIRKLAND, WA 98033

☐ An Individual EVERGREEN STATE TREE FARMS *206–790–5263* Phone

27822 NE AMES LAKE RD, REDMOND, WA 98052 Address and Zip Code \square 🕱 A Corporation ☐ A Partnership

☐ An Individual (425) 885-7877

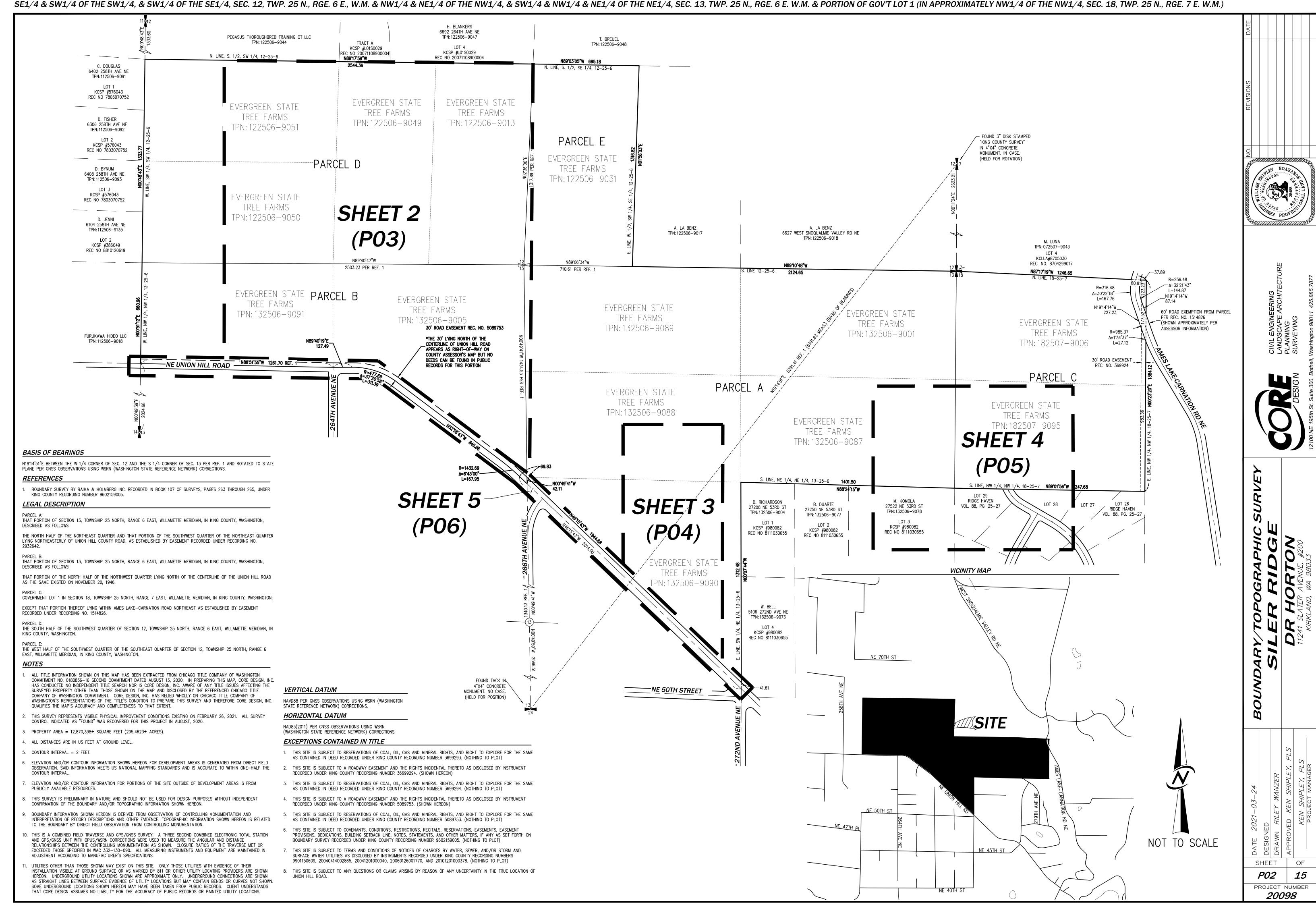
12100 NE 195TH STREET, SUITE 300, BOTHELL, WA 9801 Address and Zip Code

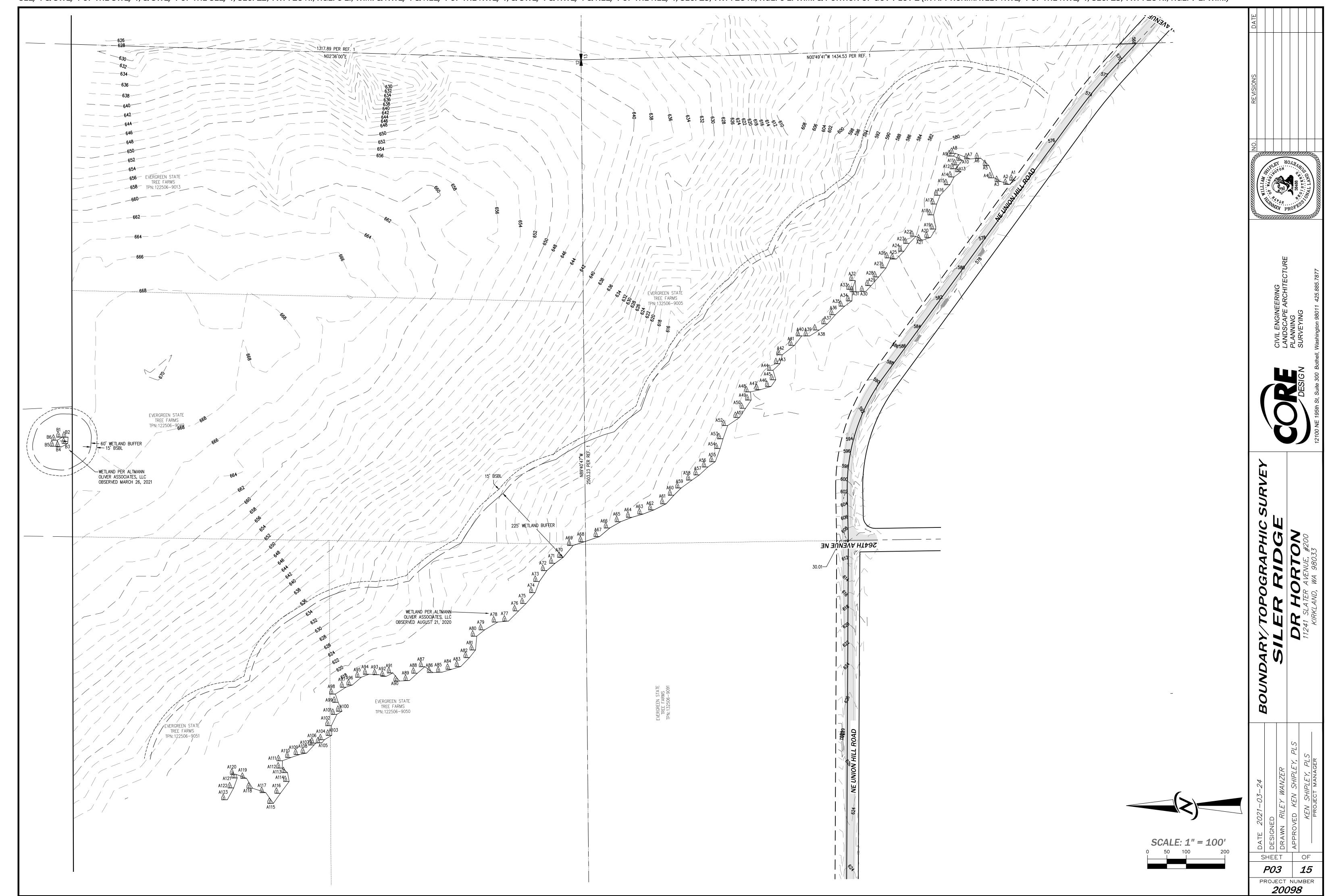
(425) 821-3400

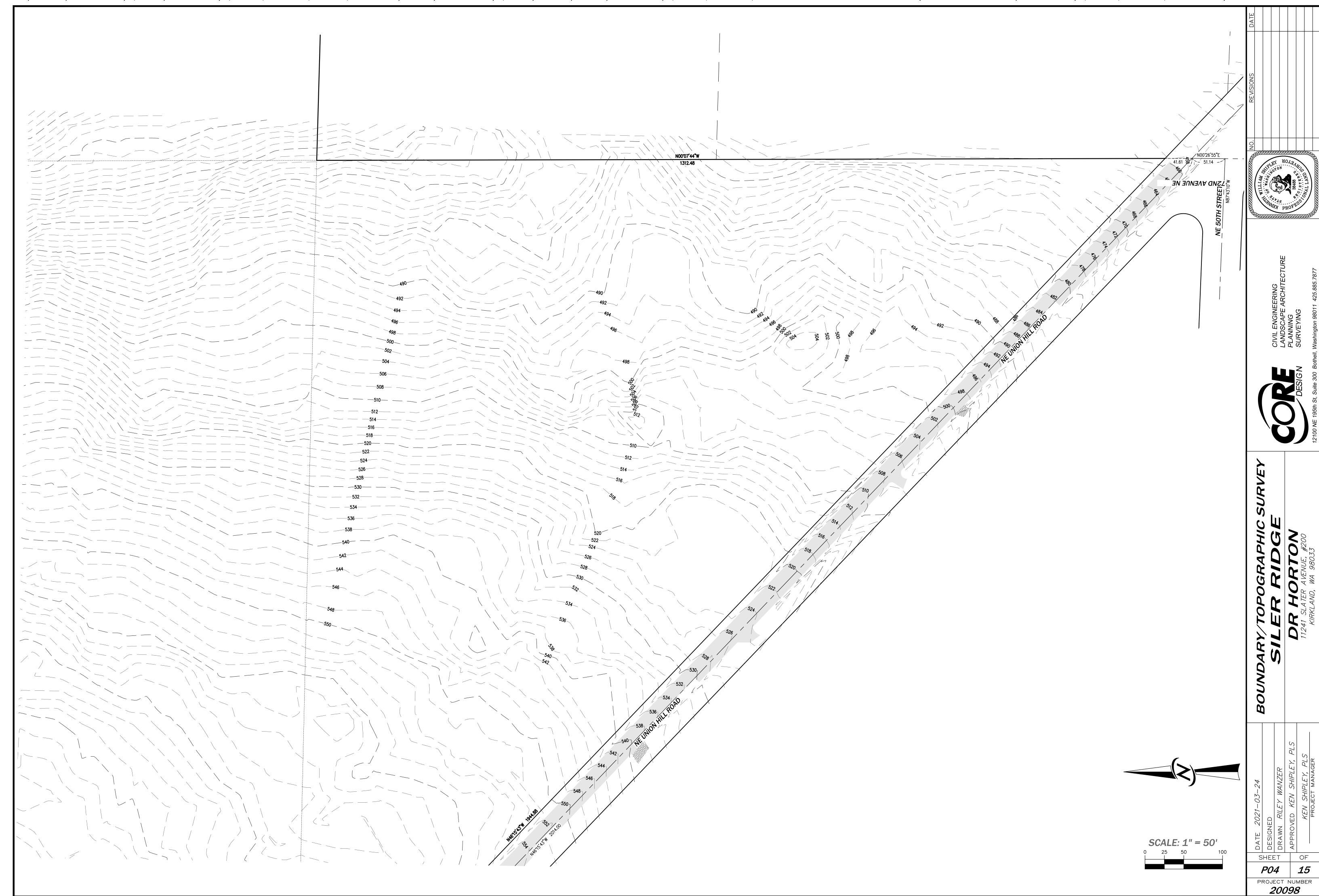
X A Partnership



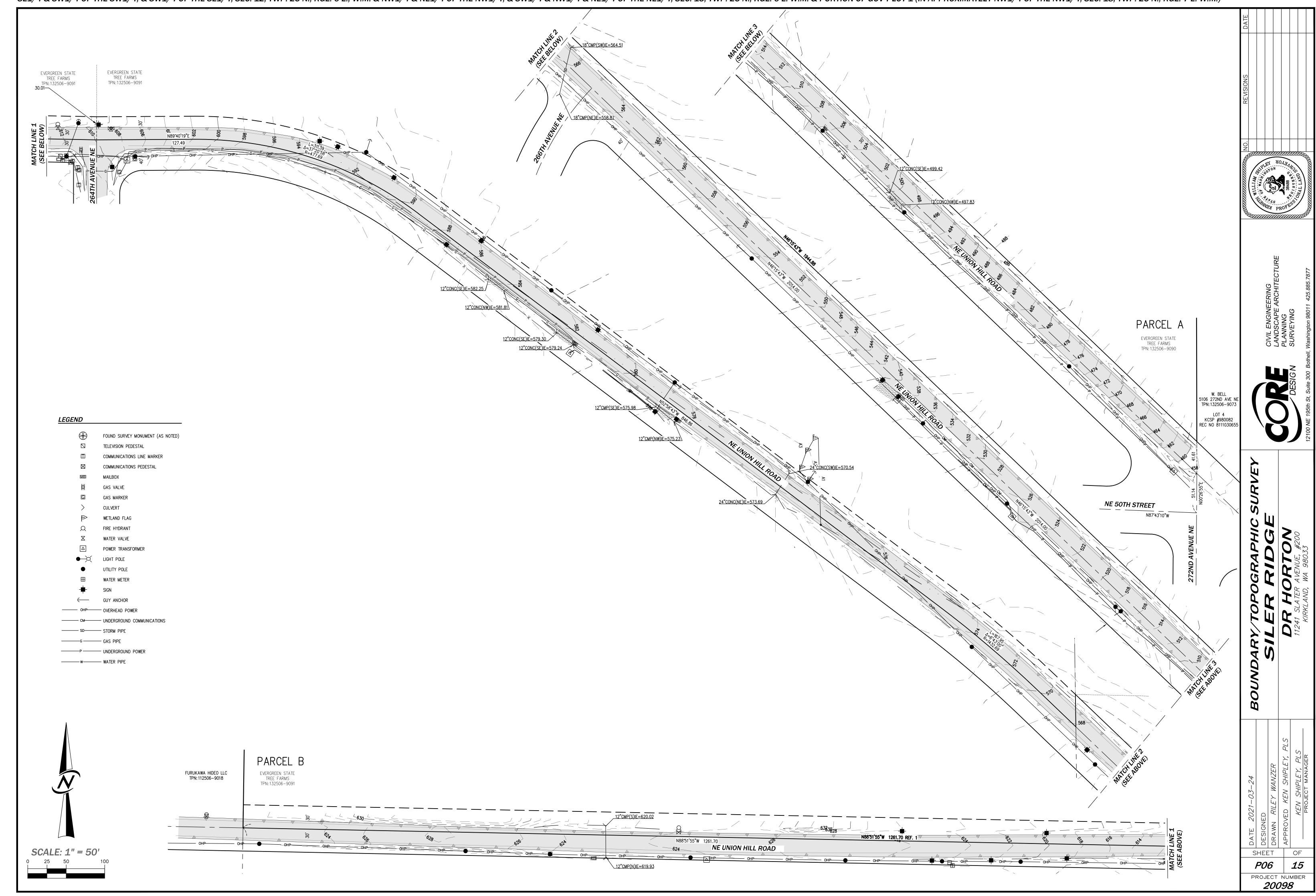
P01 Sheet 1 of 15

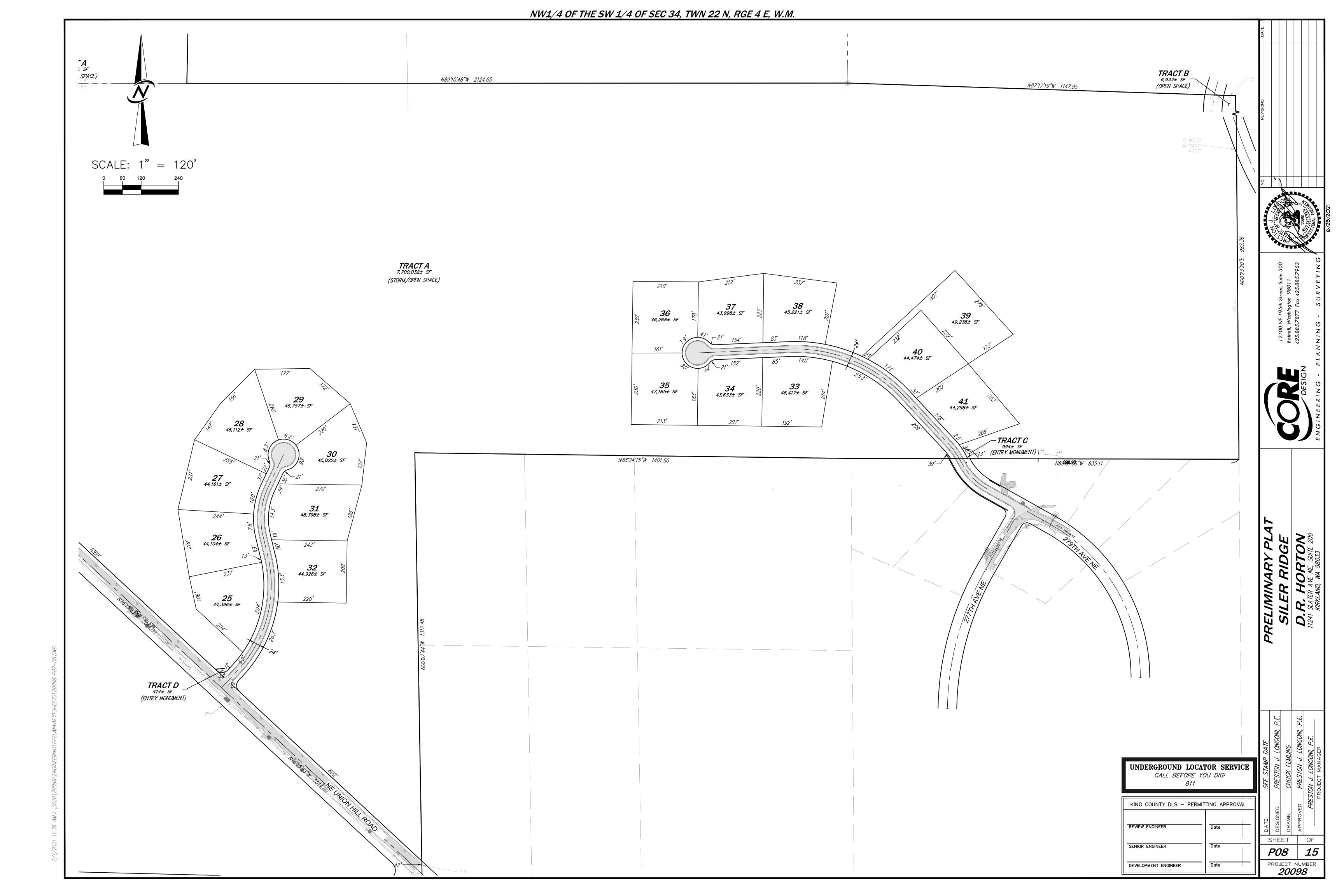


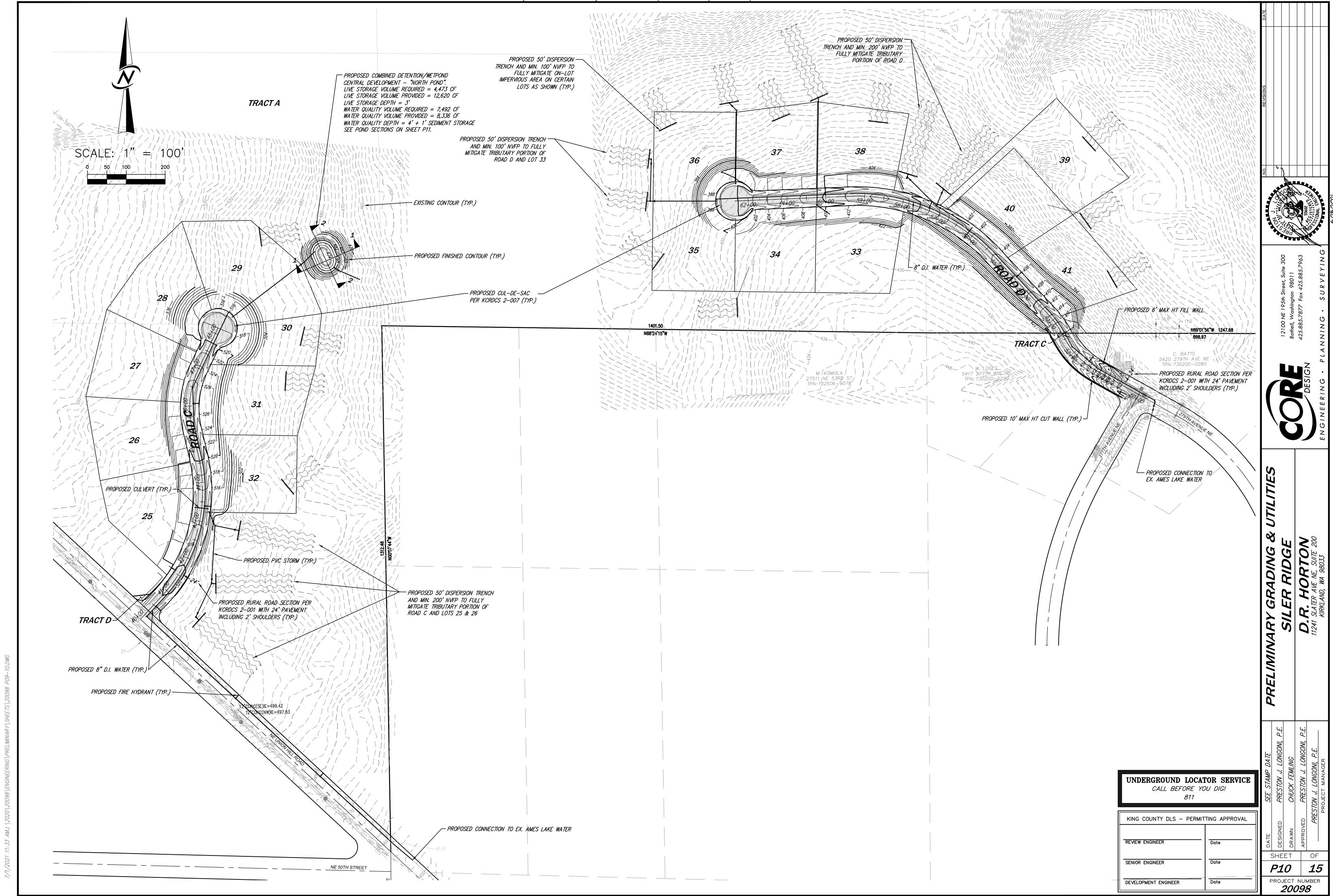


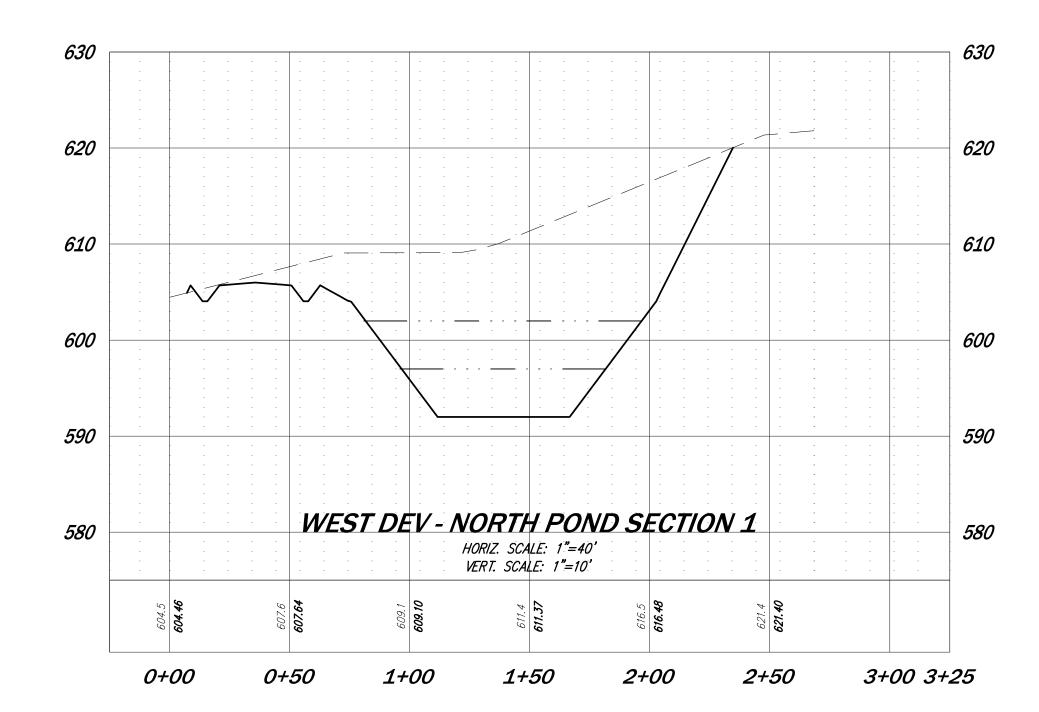


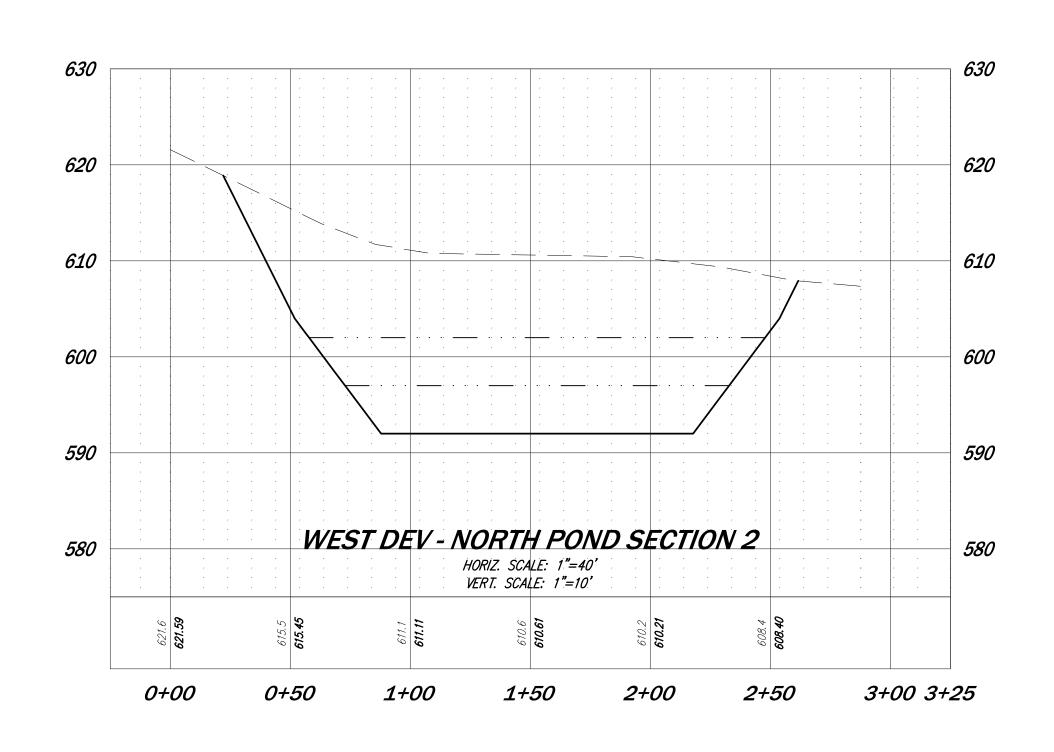


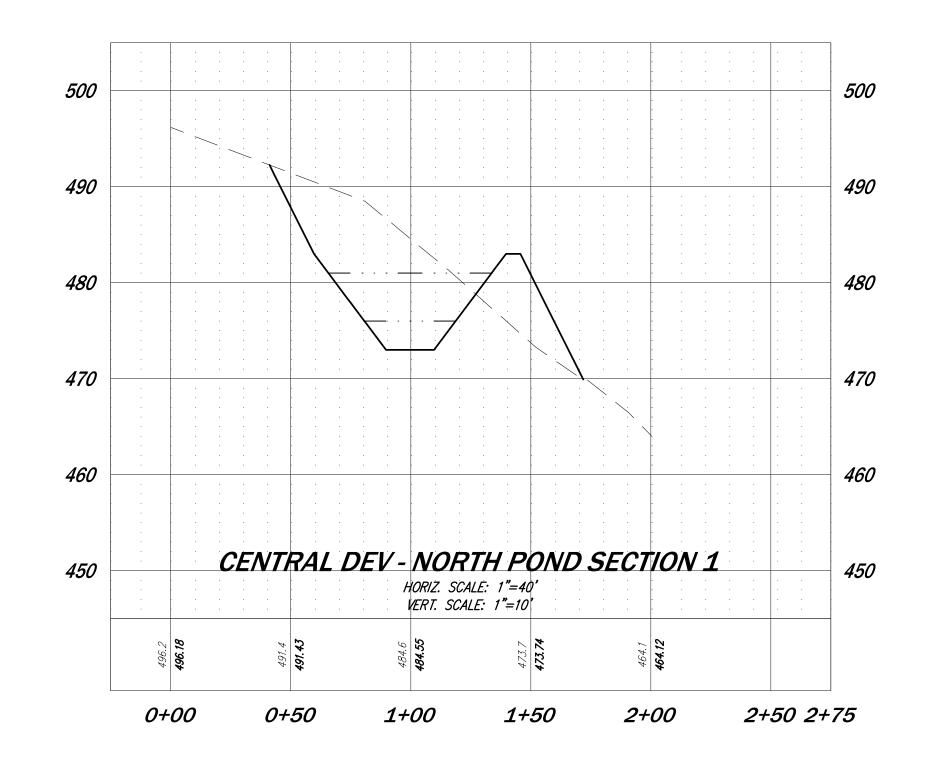


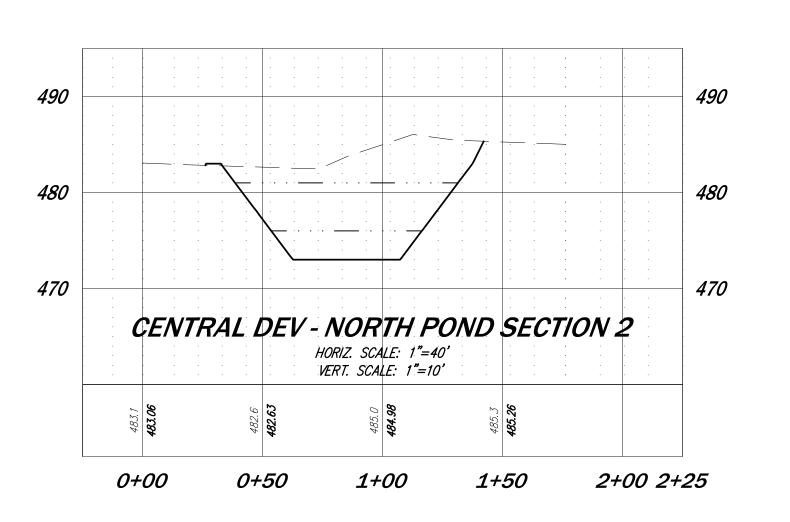






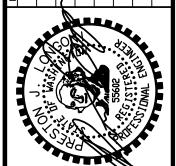






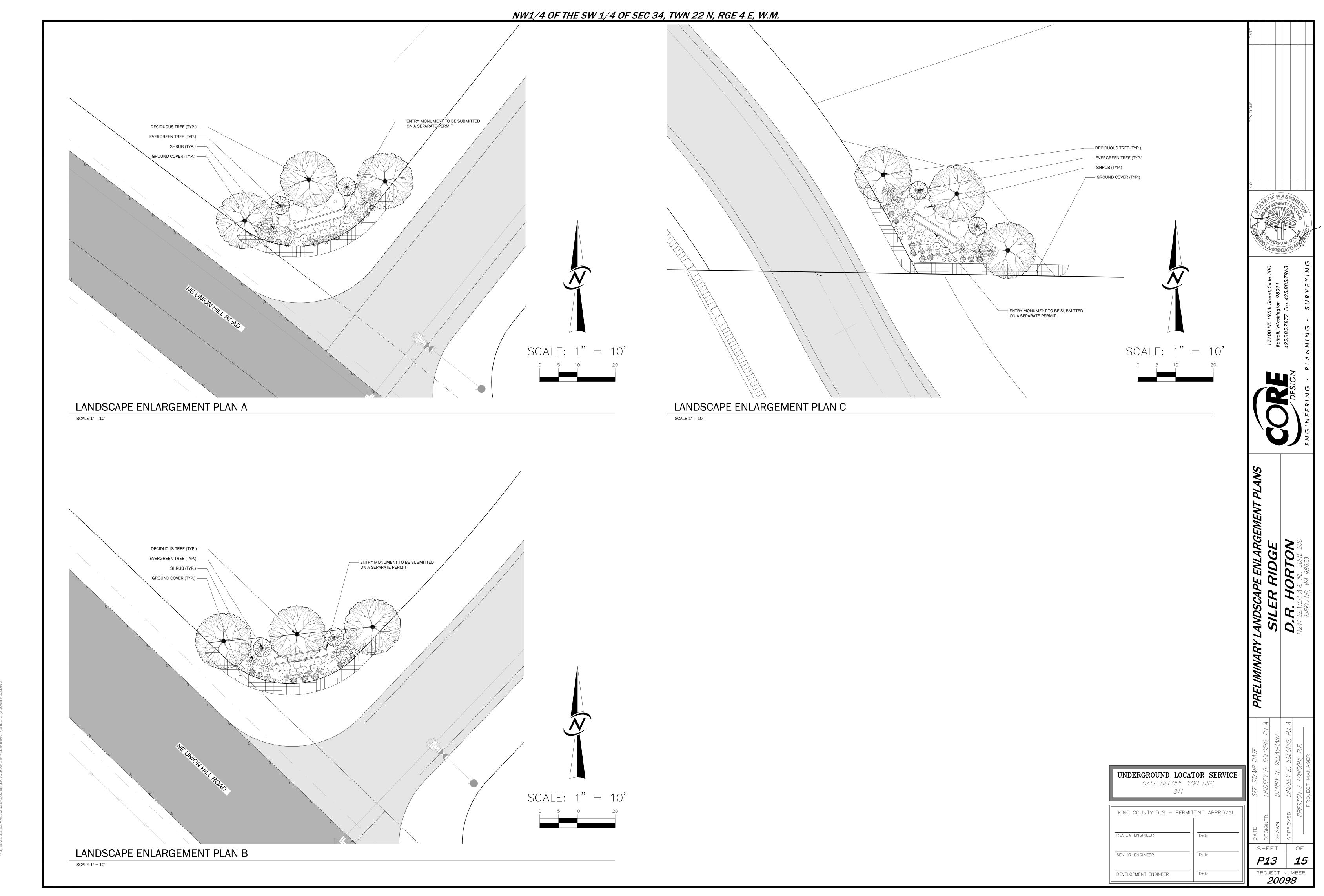
UNDERGROUND LOCATOR SERVICE CALL BEFORE YOU DIG! 811

1			
	KING COUNTY DLS - PERMIT	TING APPROVAL	
			ATE
	REVIEW ENGINEER	Date	DA
	SENIOR ENGINEER	Date	
	DEVELOPMENT ENGINEER	Date	





P11 | 15 PROJECT NUMBER 20098



NW1/4 OF THE SW 1/4 OF SEC 34, TWN 22 N, RGE 4 E, W.M.

PLANT SCHEDULE A

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	ACER PALMATUM `BLOODGOOD`	BLOODGOOD JAPANESE MAPLE	1.5" CAL./10` HT. MIN.	AS SHOWN
	4	TAXUS BACCATA `STRICTA`	IRISH YEW	5` HT. MIN.	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	ARBUTUS UNEDO `COMPACTA`	DWARF STRAWBERRY TREE	5 GAL/36" HT. MIN.	4` 0.C.
	7	BLECHNUM SPICANT	DEER FERN	2 GAL./24" HT. MIN.	2` 0.C.
**	6	FATSIA JAPONICA	JAPANESE FATSIA	5 GAL./24" HT. MIN.	4` 0.C.
	22	HAKONECHLOA MACRA `BENI-KAZE`	GREEN FOREST GRASS	2 GAL./24" HT. MIN.	2` 0.C.
++	9	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL./24" HT. MIN.	3` 0.C.
\odot	14	OPHIOPOGON PLANISCAPUS `NIGRESCENS`	BLACK MONDO GRASS	2 GAL./24" HT. MIN.	1` 0.C.
\bigcirc	5	PRUNUS LAUROCERASUS `MOUNT VERNON`	MOUNT VERNON ENGLISH LAUREL	2 GAL./24" HT. MIN.	2` 0.C.
\odot	3	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL/36" HT. MIN.	5` 0.C.
	4	WEIGELA FLORIDA `ELVERA` TM	MIDNIGHT WINE WEIGELA	2 GAL./24" HT. MIN.	2` 0.C.
GROUND COVERS	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	61	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.	18" O.C.

PLANT SCHEDULE B

,	•				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	ACER PALMATUM `BLOODGOOD`	BLOODGOOD JAPANESE MAPLE	1.5" CAL./10` HT. MIN.	AS SHOWN
	4	TAXUS BACCATA `STRICTA`	IRISH YEW	5` HT. MIN.	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
•	3	ARBUTUS UNEDO `COMPACTA`	DWARF STRAWBERRY TREE	5 GAL/36" HT. MIN.	4` 0.C.
	4	BLECHNUM SPICANT	DEER FERN	2 GAL./24" HT. MIN.	2` 0.C.
*	6	FATSIA JAPONICA	JAPANESE FATSIA	5 GAL./24" HT. MIN.	4` 0.C.
**	22	HAKONECHLOA MACRA `BENI-KAZE`	GREEN FOREST GRASS	2 GAL./24" HT. MIN.	2` 0.C.
+ }	9	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL./24" HT. MIN.	3` 0.C.
\odot	14	OPHIOPOGON PLANISCAPUS `NIGRESCENS`	BLACK MONDO GRASS	2 GAL./24" HT. MIN.	1` 0.C.
•	5	PRUNUS LAUROCERASUS `MOUNT VERNON`	MOUNT VERNON ENGLISH LAUREL	2 GAL./24" HT. MIN.	2` 0.C.
\odot	4	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL/36" HT. MIN.	5` O.C.
\odot	4	WEIGELA FLORIDA `ELVERA` TM	MIDNIGHT WINE WEIGELA	2 GAL./24" HT. MIN.	2` 0.C.
GROUND COVERS	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	61	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.	18" O.C.

PLANT SCHEDULE C

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	2	ACER PALMATUM `BLOODGOOD`	BLOODGOOD JAPANESE MAPLE	1.5" CAL./10` HT. MIN.	AS SHOWN
	3	TAXUS BACCATA `STRICTA`	IRISH YEW	5` HT. MIN.	AS SHOWN
<u>SHRUBS</u>	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
\bigcirc	3	ARBUTUS UNEDO `COMPACTA`	DWARF STRAWBERRY TREE	5 GAL/36" HT. MIN.	4` 0.C.
	5	BLECHNUM SPICANT	DEER FERN	2 GAL./24" HT. MIN.	2` 0.C.
**	1	FATSIA JAPONICA	JAPANESE FATSIA	5 GAL./24" HT. MIN.	4` 0.C.
	9	HAKONECHLOA MACRA `BENI-KAZE`	GREEN FOREST GRASS	2 GAL./24" HT. MIN.	2` 0.C.
+ }	4	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL./24" HT. MIN.	3` 0.C.
\odot	11	OPHIOPOGON PLANISCAPUS `NIGRESCENS`	BLACK MONDO GRASS	2 GAL./24" HT. MIN.	1` 0.C.
*	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL./24" HT. MIN.	3` 0.C.
\bigcirc	5	PRUNUS LAUROCERASUS `MOUNT VERNON`	MOUNT VERNON ENGLISH LAUREL	2 GAL./24" HT. MIN.	2` 0.C.
•	4	WEIGELA FLORIDA `ELVERA` TM	MIDNIGHT WINE WEIGELA	2 GAL./24" HT. MIN.	2` 0.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	63	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.	18" O.C.

GENERAL NOTES

- 1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- 2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- 3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
- 4. THE LANDSCAPE CONTRACTOR WILL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
- 5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1).
- 7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
- 8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION.
- 9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- 10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUB-GRADES ARE MET.
- 11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
- 12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL.
 TOPSOIL DEPTH SHALL BE A MINIMUM OF 6" IN PLANTING BEDS AND 4" IN SODDED LAWN AREAS. TOPSOIL SHALL BE PACIFIC TOPSOIL THREE-WAY MIX OR
 SIMILAR AND SHALL HAVE A PH RANGE OF 5.0 TO 6.5. TOPSOIL SHALL BE ROTOTILLED A MINIMUM OF 6" INTO EXISTING SOIL LAYER.
- 13. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
- 14. THE LANDSCAPE CONTRACTOR SHALL SET FINISHED GRADES BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
- 15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
- 16. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
- 17. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
- 18. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- 19. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL
- 20. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
- 21. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
- 22. AREA ENCUMBERED BY SIGHT RESTRICTIONS SHALL MAINTAIN A CLEAR ZONE BETWEEN 3 AND 7 FEET ABOVE GRADE. TREES MAY BE USED IN THESE AREAS AS LONG AS THE TRUNKS DO NOT RESULT IN A SAFETY HAZARD.
- 23. ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS ARE TO BE NOTED TO THE OWNER ALONG WITH CORRECTIVE DRAINAGE PLANS.
- 24. LAWNS SHALL BE SODDED WITH "SUPREME MIX" AS SUPPLIED BY COUNTRY GREEN TURF FARMS OR APPROVED EQUAL. LAWNS MAY BE SEEDED WITH "SUPREME MIX" SEED. THE SEEDED AREA MUST BE PROTECTED BY A BARRIER WITH SIGNS THAT READ "KEEP OFF NEWLY SEEDED LAWN AREA".
- 25. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 26. TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 27. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 28. STREET TREE AND SHRUB SETBACKS SHALL MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE RESPONSIBLE OFFICIAL:

 A.) TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.

 B.) TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD OBSTRUCT THE FOLLOWING: VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND
- B.) TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD OBSTRUCT THE FOLLOWING: VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS, STREET LIGHTING, OR SIGNAGE.
- 29. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
- 30. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL CONDITIONS. PONDING WATER CONDITIONS WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.

UNDERGROUND LOCATOR SERVICE

CALL BEFORE YOU DIG!

KING COUNTY DLS - PERMI	TTING APPROVAL
REVIEW ENGINEER	Date
CENTOD ENGINEED	Date
SENIOR ENGINEER	Date
DEVELOPMENT ENGINEER	Date

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12100 NE 195th Street, Suite 30 Bothell, Washington 98011 425.885.7877 Fax 425.885.796



SILER RIDGE
D.R. HORTON

1241 SLATER AVE NE, SUITE 200

LINDSEY B. SOLORIO, P.L.A.

DANNY N. VILLAGRANA

LINDSEY B. SOLORIO, P.L.A.

TON J. LONGONI, P.E.

DATE SEE

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DESIGNED LINE

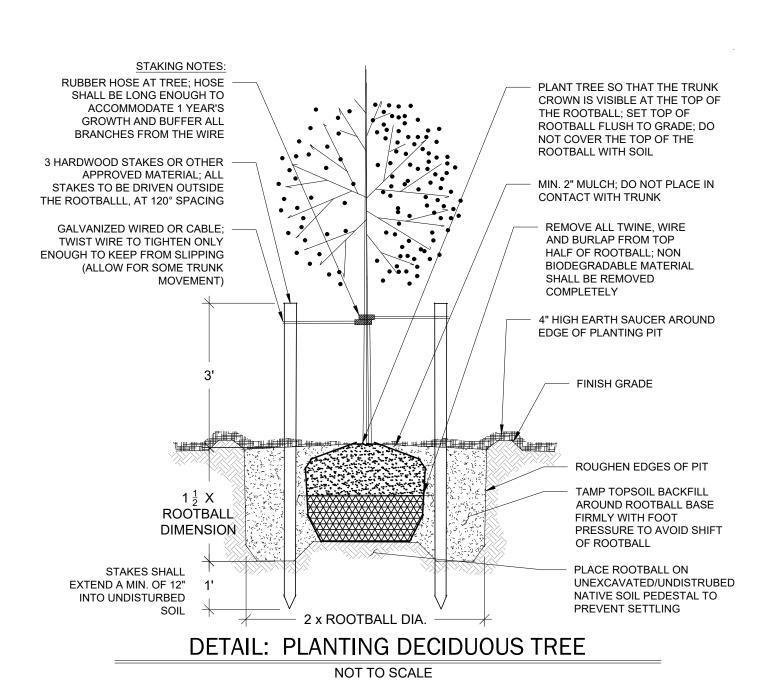
DRAWN DAM

APPROVED LINE

APPROVED LINE

PROJECTOR J.

project number **20098**

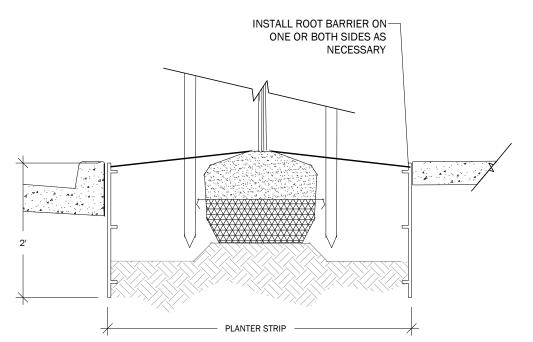


PRUNE TREE AS DIRECTED IN PLANTING NOTES PLANT TREE SO THAT THE TRUNK CROWN IS VISIBLE AT THE TOP OF THE ROOTBALL; SET TOP OF ROOTBALL FLUSH TO GRADE; DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL MIN. 2" MULCH; DO NOT PLACE
IN CONTACT WITH TRUNK FINISH GRADE 4" HIGH EARTH SAUCER AROUND EDGE OF PLANTING PIT REMOVE ALL TWINE, WIRE, AND BURLAP FROM TOP HALF OF ROOTBALL; NON-BIODEGRADABLE MATERIAL SHALL BE REMOVED COMPLETELY $1\frac{1}{2}$ X ROOTBALL ROUGHEN EDGES OF PIT TAMP TOPSOIL BACKFILL DIMENSION AROUND ROOTBALL BASE FIRMLY WITH FOOT PRESSURE TO AVOID SHIFT OF ROOTBALL PLACE ROOTBALL ON UNEXCAVATED/UNDISTRUBED NATIVE SOIL PEDESTAL TO PREVENT SETTLING 2 x ROOTBALL DIA.

SET CROWN OF PLANT AT FINISHED GRADE 2" LAYER MULCH; TAPER TO CROWN GROUNDCOVER SAUCER 2" HIGH 2" LAYER OF MULCH; TAPER TO FINISHED GRADE FINISHED GRADE ROOTBALL ROOTBALL TOPSOIL BACKFILL & FERTILIZER TOPSOIL BACKFILL & ROOTBALL FERTILIZER ROOTBALL CUT NEW ROOT MASS TO ROUGHEN ALL SURFACES STIMULATE NEW ROOT GROWTH UNDISTURBED NATIVE SOIL CUT NEW ROOT MASS TO STIMULATE NEW ROOT GROWTH 2 X ROOTBALL DIA. UNDISTURBED NATIVE SOIL – 2 X ROOTBALL DIA. –

> DETAIL: PLANTING SHRUB NOT TO SCALE

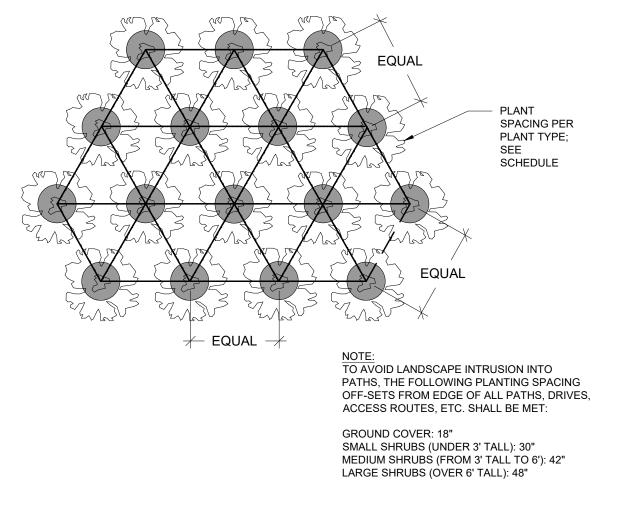
DETAIL: PLANTING GROUNDCOVER NOT TO SCALE



NOTE:

1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS. 2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE. 3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE

> DETAIL: ROOT BARRIER NOT TO SCALE



DETAIL: PLANTING CONIFER TREE

NOT TO SCALE

DETAIL: PLANTING GROUNDCOVER SPACING

NOT TO SCALE

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KING COUNTY DLS - PERMIT	TING APPROVAL	
REVIEW ENGINEER	Date	l H
SENIOR ENGINEER	Date	
DEVELOPMENT ENGINEER	Date	